

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-08-0001

HLC DATE:

December 17, 2007

January 28, 2008

PC DATE:

May 13, 2008

APPLICANT: Historic Landmark Commission

HISTORIC NAME: Good-Nivens-Birkner-Wilke House

WATERSHED: Town Lake

ADDRESS OF PROPOSED ZONING CHANGE: 1811 S. Congress Avenue

ZONING FROM: CS-MU-NP

TO: CS-MU-H-NP

SUMMARY STAFF RECOMMENDATION: Staff does not recommend the proposed zoning change from Commercial Services, Mixed Use, Neighborhood Plan (CS-MU-NP) district zoning to Commercial Services, Mixed Use – Historic, Neighborhood Plan (CS-MU-H-NP) combining district zoning due to the lack of historic fabric remaining in the building and the cost of reconstruction.

HISTORIC LANDMARK COMMISSION ACTION: **December 17, 2007:** Initiated the historic zoning case. **January 28, 2008:** Recommended historic zoning. Vote: 7-1 (Limbacher opposed).

PLANNING COMMISSION ACTION: Recommended denial of historic zoning due to the lack of historic fabric remaining in the building. Vote: 9-0.

DEPARTMENT COMMENTS: The building is listed in the Comprehensive Cultural Resources Survey (1984) but without a priority for research.

CITY COUNCIL DATE: May 22, 2008

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: South River City Neighborhood Association

BASIS FOR RECOMMENDATION:

The ca. 1908 house was significantly modified in the 1970s for use as a funeral home and does not retain sufficient integrity of design and materials to warrant restoration and landmark designation. While the house is one of the oldest on South Congress Avenue and has historical significance in the development of South Austin with its associations with a horse trader, farmers and businessmen, a brick contractor, and finally with the funeral home business, it does not retain enough historic fabric to warrant preservation – the entire ground floor and porch would have to be reconstructed.

Architecture:

One-and-a-half story irregular-plan hipped-and gabled-roofed frame dwelling, much modified with the ca. 1973 application of a commercial funeral home storefront to the street façade. Hipped dormers containing 1:1 paired windows with diamond-paned upper sashes. The framework of the old house still exists and photographs exist showing the original configuration of the house and porch.

Historical Associations:

The address first appears definitively in the 1909-10 city directory. The 1906-07 directory does not list addresses on South Congress Avenue; only householders' names are given and the street is listed with the heading Fairview Park, leading to the conclusion that this house was either outside the city limits at that time or not yet built. From 1909 to 1913, the house was occupied by Ed C. Good, a stockman, who was a horse and mule dealer, and had sale stables with "fine buggy horses a specialty" at this address. Ed Good is not listed in the 1906-07 city directory, and does not appear in U.S. Census records, except for the 1870 U.S. Census for Hays County, where he is listed as the 2-year old son of I. J. Good, a stock dealer at Mountain City. From 1914 to 1920, the house was occupied by the Samuel H. Nivens family. Samuel H. Nivens had been born in Jackson County, Missouri (Kansas City) in 1852, the son of farmer Thomas and Annie Nivens, and lived in Hays County before moving to Austin and this house in 1914. While living in Hays County, Nivens had opened the first general store in Buda, and was a farmer and rancher. He does not appear in Austin directories prior to 1914. The 1880 U.S. Census for Hays County shows Samuel H. Nivens, his wife Alice, and 2-year old son Frank living in Beat No. 2 in Hays County, where Nivens was a farmer. The 1900 U.S. Census shows Samuel H. Nivens, 47, his wife Alice P. Nivens, 39, and five children living in Hays County. Samuel Nivens was listed as a farmer, his son Franklin, now 21, was also listed as a farmer, while 19-year old son Edwin H. Nivens was listed as a farm laborer. The Nivens family was still living in Hays County in 1910, when Samuel H. Nivens was listed as a farmer. The 1920 U.S. Census shows Samuel H. Nivens renting the house at 1811 South Congress. He was 67 years old, his wife Alice was 59, and their children, son Frank, 40 (occupation indecipherable), daughter Mabel, 32, no occupation listed, son Samuel H. (noted in city directories as Harold), 27, a hardware salesman, daughter Jane, 23, a teacher in the public schools, son Charley, 22, a hardware salesman, and son Moody, 19, a ranchman on a sheep ranch all living in this house. The 1920 city directory confirms that Charles T. Nivens was a clerk for John C. Ross' hardware store on Congress Avenue, Harold S. Nivens was a traveling salesman, and Jane was a teacher. The Nivens family moved from 1811 South Congress to 1018 Bonham Terrace. The 1930 U.S. Census shows Samuel H. Nivens at 77, his wife Alice, 69, and son Frank, 51, a book-keeper at a hardware store at the Bonham Terrace address. Samuel Nivens died February 3, 1937. The Austin American of February 4, 1937 stated that Samuel Henry Nivens, an "aged resident of Austin," passed away at the age of 84 at his home on Bonham Terrace.

The 1922 and 1924 city directories show Maggie Ross, the widow of John Ross, owning and occupying the house at 1811 South Congress, with her daughter Mary E. Ross, a stenographer. Mrs. Ross had moved into this house from 1319 South

Congress, the address shown in the 1920 city directory for John and Maggie Ross. John Ross had listed his occupation as a farmer.

From 1927 to 1937, the house was owned and occupied by William H. Birkner, a bricklayer and contractor. Birkner was not listed in the 1924 city directory, although his son, William G. Birkner, was listed as a student at the University of Texas. William G. Birkner became the pastor at St. Paul Methodist Church in the 1950s. Birkner was a widower when he moved into the house at 1811 South Congress, and lived with his children, Mabel K. Birkner and William G. Birkner, both students at the University of Texas. He listed his occupation as a bricklayer in the 1927 city directory, and as a farmer in the 1929 city directory. He did not list his occupation in the 1930-31 directory, but again listed himself as a bricklayer in the 1932-33 and 1935 directories. His children Mabel and William G. (Gottfried – William H. Birkner's father's name), continued to live with him, as well as another daughter, Florence, who was a student at UT in 1929 and an assistant to Dr. James W. McLaughlin in 1930-31. The 1880 U.S. Census shows that William Birkner was born in Texas in 1874 to Gottfried and Helena Birkner and lived in Travis County. His parents had been born in Bavaria. The 1910 U.S. Census shows the Birkner family living on the San Antonio Road. William, 35, was a farmer, his wife Tracy (Theresa), was 32, daughter Minnie was 11, son Jodie was 10, son Alfred was 7, son William was 6, daughter Nora was 3, and daughter Mabel was 1. In addition, his 73-year old mother-in-law, Mrs. Teresa Schley, who had been born in Germany, was living with the family. The 1900 U.S. Census for Travis County shows William H. Birkner as a farmer, his wife Theresa C., and daughter Minnie, as well as Mrs. Schley. William Henry Birkner registered for the draft in 1918; he was living at Buda, Hays County, and listed himself as a farmer. He listed his birth date as June 9, 1874. The 1920 U.S. Census shows Birkner living on the Manchaca-to-Dripping Springs Road. Birkner, 45, was a farmer, wife Teresa was 41, his sons Joseph, 19, Alfred, 17, and son William G, 15, were all farm laborers. Daughter Nora was 12, daughter Mabel was 10, daughter Florence was 7, and son James E. was 5. Birkner's mother-in-law Teresa Schley, 82, continued to reside with them. The 1930 U.S. Census shows William H. Birkner as a 55-year old widower owning and living at 1811 South Congress, which was worth \$10,000. Birkner was listed as a bricklayer and contractor. Daughter Florence, 18, was a stenographer at the State Highway Department, son James E. was 15, and had no occupation listed. Daughter Mabel, 20, had married Fred M. Turner, a 24-year old car salesman. Mabel was working as a stenographer in an engraving firm; they were living with her father at 1811 South Congress. William H. Birkner died January 10, 1960. His obituary in the Austin American on January 11, 1960 noted that he was 85 years old, and was a retired farmer-rancher and brick contractor. He had lived all of his life in Austin and Travis County.

From 1937 through the present, the building has been used as funeral home. Art Wilke and Joe Manor operated the Wilke-Manor Funeral Home at this address in the late 1930s, while Art Wilke and his wife Mary lived on the premises. The property remained as a funeral home for the Wilkes until the late 1970s, when it became the Angel Funeral Home. Wilke had several business partners, and lived at 1811 South Congress through the late 1940s. When Wilke became partners with Harold S. Donnelly in the Wilke Donnelly Funeral Home, Harold S. Donnelly and

his wife Adelle lived at 1811 South Congress. Wilke then became partners with Buford Thurman and Jimmy Clay in the mid-1950s. Jimmy Clay and his wife Camille lived at 104 E. Mary Street, directly behind the house at 1811 South Congress, then moved to the 1811 South Congress address by the late 1960s. The Wilke-Clay Funeral Home operated at this address until the late 1970s, when it became the Angel Funeral Home, run by Jose Davilla, who lived at 1811 South Congress.

PARCEL NO.: 03020003010000

LEGAL DESCRIPTION: Lots 4-6, Block 31, Swisher Addition

ANNUAL TAX ABATEMENT: \$5,810 (income-producing); city portion: \$1,401

APPRAISED VALUE: \$943,136

PRESENT USE: Vacant

CONDITION: Fair

PRESENT OWNERS

Chick C W Ltd.
201 Barton Springs Road
Austin, Texas 78704

DATE BUILT: ca. 1908

ALTERATIONS/ADDITIONS: Major modifications to front façade (1973).

ORIGINAL OWNER(S): Ed C. Good (1908)

OTHER HISTORICAL DESIGNATIONS: None.

1811 South Congress Avenue
ca. 1908



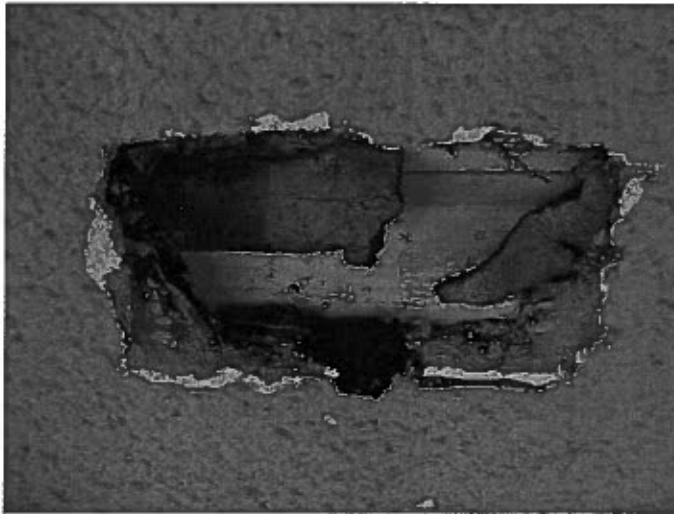
Front of structure showing ca. 1973 additions to the front



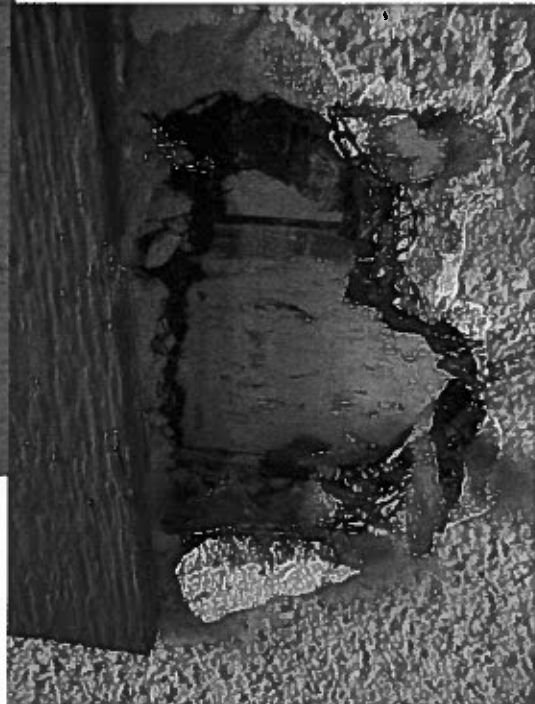
Rear of structure



Rear of structure showing rear additions, gables and hips



Uncovering the existing siding under the
stucco





Wilke-Manor Funeral Home
ca. 1939
(Photo courtesy of Wilke-Clay-Fish Funeral Home)

OCCUPANCY HISTORY

1811 South Congress Avenue

City Directory Research, Austin History Center
By City Historic Preservation Office
October, 2007

- | | |
|------|---|
| 1987 | <p>Angel Funeral Home
Samuel DeLeon, proprietor
NOTE: Samuel DeLeon lived on the premises.</p> |
| 1981 | <p>Angel Funeral Home
Jose Davilla, proprietor
NOTE: Jose Davilla lived on the premises.</p> |
| 1975 | <p>Wilke-Clay Funeral Home "The Chapel of the Bells"
James Watkins, president</p> |
| 1969 | <p>Wilke-Clay Funeral Home "The Chapel of the Bells"
James M. Clay, president; Mrs. Jerry Wilke English, vice-president
NOTE: James M. and Camille R. Clay lived on the premises.</p> |

- 1963 Wilke-Clay Ambulance Service
 Wilke-Clay Funeral Service Insurance Company
 Wilke-Clay Funeral Home
 Wilke-Clay Oxygen Service
 James M. Clay, president, Mrs. Jerry Wilke English, vice-president.
 NOTE: James M. and Camille R. Clay lived at 8001 S. 1st Street; Mrs. Jerry Wilke English lived at 2529 Harris Boulevard.
- 1957 Wilke-Clay Funeral Service Insurance Company
 Wilke-Clay Funeral Home
 Wilke-Clay Oxygen Service
 James M. Clay, president, Art Wilke, vice-president; Buford S. Thurman, vice-president
 NOTE: James M. and Camille R. Clay lived at 104 E. Mary Street; Art and Mary E. Wilke lived at 2011 Arthur Lane; Buford S. and Augusta Thurman lived at 4602 Richmond Avenue.
- 1954 Wilke Funeral Service Insurance Company
 Wilke-Thurman-Clay Funeral Home
 Art Wilke, president; Buford S. Thurman, vice-president; James M. Clay, secretary/treasurer
 NOTE: Art and Mary E. Wilke lived at 2011 Arthur Lane; Buford S. and Augusta Thurman lived at 4602 Richmond Avenue; James M. and Camille R. Clay lived at 104 E. Mary Street.
- 1952 Wilke Donnelly Funeral Home
 Harold S. Donnelly, proprietor
 Wile Donnelly Funeral Service Insurance Company
 Art Wilke, president; Harold S. Donnelly, vice-president; Adelle M. Donnelly, secretary/treasurer
 NOTE: Harold S. and Adelle M. Donnelly lived at 1811 S. Congress Avenue; there was also a Lynn Donnelly, no occupation listed. Art Wilke (no wife listed) lived at Onion Creek.
- 1949 Wilke Funeral Home
 Wilke Burial Association
 Art Wilke, proprietor
 NOTE: Art T. and Mary E. Wilke lived at 1811 South Congress Avenue.
- 1947 Wilke Funeral Home
 Art Wilke, proprietor, L.E. Polk, manager
 Wilke Burial Association
 Art Wilke, proprietor
 NOTE: Art T. and Mary E. Wilke lived at 1811 South Congress Avenue.
- 1944-45 Wilke Funeral Home
 Wilke Burial Association
 Art Wilke, proprietor
 NOTE: Art T. and Mary E. Wilke lived at 1811 South Congress Avenue.
- 1942 Wilke-Manor Funeral Home
 Wilke-Manor Burial Association
 Art Wilke and Joe Manor, proprietors
 NOTE: Art T. and Mary E. Wilke lived at 1811 South Congress Avenue.
- 1940 Wilke-Manor Funeral Home
 Art Wilke and Joe Manor, proprietors
 NOTE: Art and Mary E. Wilke lived at 1811 South Congress Avenue.
- 1937 Wilke-Manor Funeral Home
 Art Wilke and Joe Manor, proprietors

NOTE: Art and Mary E. Wilke lived at 1811 South Congress Avenue.

- 1935 William H. and Myrtle Birkner, owners
Bricklayer
NOTE: Art and Mary E. Wilke had a funeral home at 1200 Lavaca Street and lived there as well.
- 1932-33 William H. and Myrtle Birkner, owners
Bricklayer
Also listed is James Birkner, no occupation given
- 1930-31 William H. Birkner, owner (Myrtle Birkner is not listed)
No occupation listed
Also listed is Florence C. Birkner, an assistant to Dr. James W. McLaughlin, physician and surgeon, 808 Norwood Tower.
- 1929 William H. Birkner, owner
Farmer
Also listed are Florence C. Birkner, a student at the University of Texas, and Mabel K. Birkner, no occupation given.
- Julius F. and Dora Stark, renters
Book-keeper, Gammel's Book Store, 1004 Congress Avenue
- 1927 William H. Birkner, owner
Bricklayer
Also listed are Mabel K. Birkner, a student at the University of Texas, and William G. Birkner, a student at the University of Texas.
- 1924 Maggie Ross, owner
Widow, John J. Ross
No occupation listed
Also listed is Mary E. Ross, a stenographer
NOTE: William H. Birkner is not listed in the directory, but his son, William G. Birkner is listed as a student at the University of Texas.
- 1922 Maggie Ross, owner
No occupation listed
- 1920 Samuel H. and Alice Nivens, renters
No occupation listed
Also listed are Charles T. Nivens, a clerk at John C. Ross, hardware, stoves, farm machinery, implements, buggies, wagons, and auto accessories, 319-21 Congress Avenue; Harold S. Nivens, a traveling salesman; Jane Nivens, a teacher; J. Moody Nivens, no occupation given; and Mabel Nivens, no occupation given.
NOTE: John K and Maggie Ross are listed as living at 1319 South Congress Avenue; he listed his occupation as a farmer.
- 1918 Samuel H. and Alice Nivens, renters
No occupation listed
Also listed are Charles T. Nivens, no occupation given; Hal S. Nivens, a clerk at J.C. Ross, hardware, stoves, farm machinery, implements, buggies, wagons, and auto accessories, 319-21 Congress Avenue; J. Moody Nivens, U.S. Navy; and Mabel Nivens, no occupation given.
- 1916 Samuel H. Nivens
No occupation listed
Also listed are Charles Nivens, a student; Jane Nivens, no occupation given; Mabel Nivens, no occupation given; and S. Harold Nivens, a book-keeper at John C. Ross, hardware, 319-21 Congress Avenue

1914 Samuel H. Nivens
No occupation listed
Also listed are Charles Nivens, a laborer; Jane Nivens, no occupation given; Mabel Nivens, no occupation given; and S. Harold Nivens, Jr., a salesman for Harrell's, clothing, men's and boys' outfitters and hatters, 604 Congress Avenue.

1912-13 Ed C. Good
Stockman
NOTE: Samuel H. Nivens is not listed in the directory.

1910-11 Ed C. Good
Horse and mule dealer, sale stables, horses and mules bought and sold, wholesale and retail, fine buggy horses a specialty.

1909-10 Ed C. Good
Horse and mule dealer, sale stables, horses and mules bought and sold, wholesale and retail, fine buggy horses a specialty.

1906-07 It is unclear as to whether this house was standing at the time of the publication of the city directory. Ed C. Good is not listed in the directory, and there are no house numbers for the houses on the east side of South Congress Avenue, which is listed as Fairview Park, which would have been further north than this house.

BUILDING PERMITS

Wilke-Clay 1811 So. Congress Ave.
125 6-5-4 31
Swisher Sub.
Remodle interior of commercial building.
76704 6/23/60 688.00
Wayland Feaster
Remodle family rooms & new partitions to create
bath room. New S.R. in halls

1960 remodel of interior

OWNER Wilke-Clay Funeral Home ADDRESS 1811-1813 So. Congress

FLAT 125 LOT 4,5,&6 BLK. 31 DIV

SUBDIVISION Swisher Subd.

OCCUPANCY Frame Addition to Comm. Bldg. & Remodel

BLD PERMIT # 86452 DATE 1-9-63 OWNERS ESTIMATE 1875.00

CONTRACTOR Wayland Feaster NO. OF FIXTURES None

WATER TAP REC # SEWER TAP REC #

ADDITION TO RECPT. ROOM.

Remodel Interior; Change partitions; panel, etc.
(Subject to fire zone approval by D.T.J.)

1963 frame addition to reception room

OWNER Wilke Clay ADDRESS 1811 So. Congress

FLAT 125 LOT 4-5-&6 BLK 31

SUBDIVISION Swisher Sub.

OCCUPANCY Show Room

BLD PERMIT # 135599 DATE 4-16-73 OWNERS ESTIMATE \$8,000.00

CONTRACTOR W. & R. Const. Co. NO. OF FIXTURES see plans

WATER TAP REC # existing SEWER TAP REC # existing

One sty. mas ven and wood frame addn. and remodel
existing comm. bldg. 146.3 sq.ft.

10-14-77# 168108- Unknown- Sign Permit: 175.00
Parker Sign

3-23-78 171539 erect sign

1973 masonry veneer addition to the front of the building

History of Wilke-Clay-Fish Funeral Home

Around the turn of the century, young Thurlow Weed, a native of Austin, returned home from Dallas where he had attended mortuary school. He went to work for his father, V.O. Weed, who owned and operated a funeral home on Congress Avenue near his livery stable.

Meanwhile, Jack Corley was born into the family funeral business his father had been operating since 1876. In 1941, Jack Corley purchased Thurlow Weed's funeral home, and named it Weed-Corley Funeral Home. "We acquired a business that was being run the way it should be," said Mr. Corley. "We built upon good traditions and upon our own values: being good citizens in local civic endeavors." Both Thurlow Weed and Jack Corley grew up in

the family business. In 1970, Laurens Fish, Jr., son-in-law of Jack Corley, entered the firm. His son, Laurens Fish III, became a part of the family business in 1994, ensuring that Weed-Corley-Fish Funeral Home will continue the best time-honored traditions of a family owned and operated business.

Centuries come and go. But it still takes the personal, caring touch of a family oriented funeral home to respond sensitively to the needs of individuals at a special time in their lives.



Lamar Location 1950's

History of Wilke Clay Fish

Wilke-Clay-Fish Funeral Home is South Austin's oldest family owned and operated funeral home. Founded in 1932 by Art Wilke, who was later joined by Jimmy Clay, the funeral home immediately became a place for exceptional service and quality care in South Austin, on historic Congress Avenue. Later, the Laurens Fish family of Austin, owners and operators of Weed-Corley-Fish Funeral Home, purchased the business. Both Laurens Fish Jr. and his son Laurens Fish III have a lifelong history in the funeral business, with four generations total as funeral directors.



Original Location South Congress at Mary

With a capable staff of native Austinites, long time South Austin funeral director Paul Williamson, and the local family ownership, Wilke-Clay-Fish will stand ready to help your family in their time of need.

Weed-Corley-Fish and Wilke-Clay-Fish Funeral Homes are proud to be a member of Selected Independent Funeral Homes, an international association of independent funeral directors with high standards of membership. All members follow the Selected Independent Funeral Homes Code of Good Funeral Home Practice.

Aged Resident Of Austin Dies

Samuel Henry Nivens Succumbs

Samuel Henry Nivens, 84, died at his home, 1018 Bonham Terrace, at 5:25 a. m. Wednesday.

He is survived by his widow, Mrs. Alice Harrison Nivens; four daughters, Mrs. John C. Ross and Mrs. Bob Towns of Austin, Mrs. Roger H. Penick of Houston, Mrs. Moore Adams of Cozad, Neb.; five sons, Frank, Charlie and Moody of Austin, Edwin H. of Buda, and Harold of San Antonio; two sisters, Mrs. James Kane of Kansas City, Mo., Mrs. Will Williamson of Oak Grove, Mo.; and one brother, Ben Nivens of Oak Grove, Mo.

Mr. Nivens was born in Jackson county, Mo., on Dec. 25, 1852, and moved to Texas more than 60 years ago, settling in Hays county. His was the first general merchandise store opened in Buda. Mr. Nivens had been living in Austin for the past 23 years.

Services will be held Friday at 10 a. m. at the Thurlow Weed funeral home with burial in Live Oak cemetery.

News of the death of Samuel H. Nivens
Austin American — February 4, 1937

SAMUEL HENRY NIVENS

Funeral services for Samuel Henry Nivens will be conducted by the Rev. W. H. Minter at the Thurlow Weed Funeral home at 10 a. m. Friday. Burial will be in Live Oak cemetery. Honorary and active pallbearers named are Ross Menden, W. S. Birdwell, W. D. Carlington, F. A. Rylander, Will Porter, Ed Garrison, L. L. Carter, Bob Carter, G. W. Bailey, W. W. Duck, Rev. F. V. C. Church, Rev. J. N. Hart, Rev. G. S. Hendrix, Dr. W. E. Holbrook, John Carlwell, Fred Carpenter, John Howe, Leon Rylander, H. Watson, Jim Cox, W. A. Meredith, John Whitwood, Dr. Clay Lander, John Emery Rylander, Buck Rylander, H. S. Barton, Jim Young, C. W. Foster, W. A. McElroy, E. Allen, Charlie Wallace, Dr. F. L. Dittus, J. D. Talley.

Obituary of Samuel H. Nivens
Austin American — February 5, 1937

WILLIAM H. BIRKNER
 William Henry Birkner, 85, died at his home Sunday morning. He was a retired farmer-rancher and brick contractor and a member of Mauchuca Methodist Church. He had lived all his life in Austin and Travis County. He is survived by his wife, Mrs. Annie Spillman Birkner; four daughters, Mrs. Fritz Owens, Mrs. Jim Fritz and Mrs. Mabel Turner of Austin and Mrs. B. H. McGuire of Woodville; four sons, Joe A. Birkner and James E. Birkner of Bay City, Rev. W. G. Birkner of Kingsville and A. C. Birkner of Austin; three step-daughters, Mrs. S. E. Dahlstrom, Mrs. T. E. Becker and Mrs. E. D. Becker of Austin; two step-sons, Henry Paul Spillman and Hugo Heimann of Austin; 43 grandchildren and a number of great grandchildren. Funeral services will be held Tuesday at 10 a. m. at Wilke-Clay Funeral Home. Burial will be in Live Oak Cemetery near Mauchuca.

Obituary of William Birkner
 Austin American - January 11, 1960

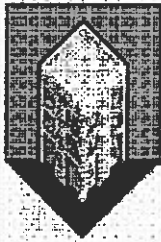
ST. JOHN'S PASTORS

**REV. W. G. BIRKNER
1954-59**

The five years that the Birkner's served St. John's were eventful ones. Brother Bill and Mrs. Birkner with their four sons, Will Rogers, John, Sam and Charles immediately won the hearts of the membership.

Brother Bill loved to sing hymns, and he knew each hymn and the page number in the old hymnal. Their neighbors will always remember the Birkner's in a special way; around midnight they would have a song fest. Mrs. Birkner played the piano and Sam strummed the banjo. All voices would blend in singing the beautiful old hymns. The parsonage was not air-conditioned, so as the breeze blew through the windows it carried their music throughout the neighborhood.

After the sanctuary was completed, Brother Bill gave much attention to beautify the church lawn. He was anxious to plant oak trees, but many advised him against it due to the poor soil. That did not hinder Brother Bill; he called on Mr. and Mrs. Pat Carlisle, who live on the edge of town on a large lot, and asked permission to dig up some little oak trees. "Brother Bill, you can't do that—they will die," said Pat. "W-e-l-l," replied Brother Bill, "What do you suggest?" "I'll buy the oak trees," was Pat's answer. Brother Bill planted oak trees on the three corners of the church lot and there they stand today growing—growing and an ever reminder of a wonderful person—Brother Bill.



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January 22, 2008

Mr. Steve Sadowsky
Historic Preservation Officer
City of Austin,
Neighborhood Planning and Zoning Department
505 Barton Springs Road
Austin, Texas 78701
O: (512) 974-6454
E: Steve.Sadowsky@ci.austin.tx.us

Re: Request for Demolition for the Existing Property at 1811 South Congress Ave.

Dear Steve,

It was good to see you again. Thanks for taking the time to meet Gordon Bingaman and me at 1811 South Congress to review the existing conditions. As we mentioned to you in our meetings, when we first took on the project, we had high hopes of this being a viable preservation project. This was especially true with Gordon who, as you know, has his primary training and experience in Preservation Architecture.

However, as we thoroughly reviewed the building, we have observed that the original building fabric has been substantially demolished and altered from its original configuration. We detailed this to you in our previous letters and showed you in our visit to the site. We believe a great deal of this alteration and damage was executed in the last recorded remodel of the buildings in 1973, when the chapel structure was joined to the South side of the building.

More specifically, three of the four original exterior walls are no longer present or they have been substantially altered with the removal of original doors, windows and closure of the window openings. The North wall in particular has been removed and replaced with a steel beam and columns that are the center of an addition on the North side of the building. This is the area where we showed the re-used election sign as part of the roof decking. As we also reviewed with you, the South and East walls, too have been demolished and replaced with a series of interior partitions. Of course, the original porch roof and floor structures were removed. The roof has replaced with different and longer framing to cover the enlarged porch. The porch floor, which was originally wood pier and beam with wood flooring, wood columns and ballisters were also torn off and replaced with a cast-in-place concrete floor structure and the modern screen fashioned out of dimension lumber that we see today.

After our site visit you requested that we perform a small amount of destructive investigation to see if any portion of the original walls may be covered by the current stucco finish. Per your request and observation, we have taken the additional steps and time to remove small portions of the stucco finish on the exterior of the West facade of the building. What we then observed with you was that the wood siding below the stucco has only 3 or 4 coats of paint. This is inconsistent with siding that would have been there for approximately seventy years before the stucco was applied.

Therefore, and unfortunately, it appears that the only part of the original building that remains is the roof structure and, perhaps, the attic area. Even this has had original windows and siding replaced.

Again, per your request, we considered the concept of retaining and re-using this roof structure in conjunction with the construction of a contemporary building. I have deferred to Gordon's opinion on this, which is that this building as a whole is not a good candidate for preservation because so much of the original structure has been altered or removed. To work only with the roof makes it even less so. In his mind, to attempt "preservation" of the property would be better described as a "conjectural reconstruction" at best, and a fabrication at worst.

In my opinion as an architect that has worked successfully with several adaptive re-use projects, I concur with Gordon's opinion, and further add that the efforts required to save and re-use the roof would only serve to make a less than ideal new building as well. In light of this, we could not recommend this to our clients as a viable option and/or reasonable design approach.

Therefore, it is our request that the Historic Review Commission grant demolition of the existing structure.

We have prepared boards and exhibits to illustrate our contentions and would appreciate the opportunity to present them at the next Historic Review hearing on January 28th, 2008.

Please feel free to contact either Gordon or me if you have any questions. We look forward to seeing you at the hearing on Monday at 7:00 pm

Sincerely,

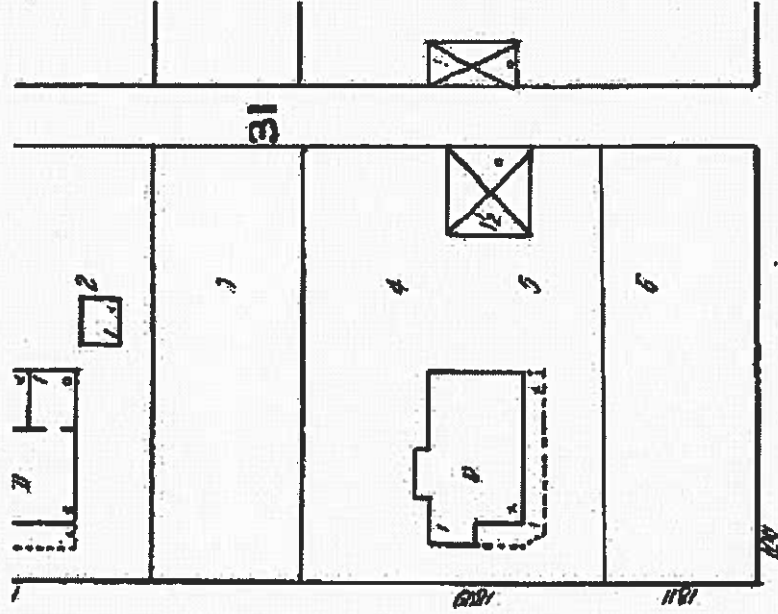


Michael S. Antenora, AIA
Principal

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Fax (512) 462-1849

1922 Sanborn Map

- First appearance of Austin South of the Colorado and the original footprint of 1811 South Congress.
- Features to Note:
 - Continuous Porch along South elevation.
 - Projection from North elevation
 - Simple East elevation.
 - Stable at the rear of the lot
- Age of Structure: 15 years



1811 South Congress Avenue

Historic Landmark Commission Hearing

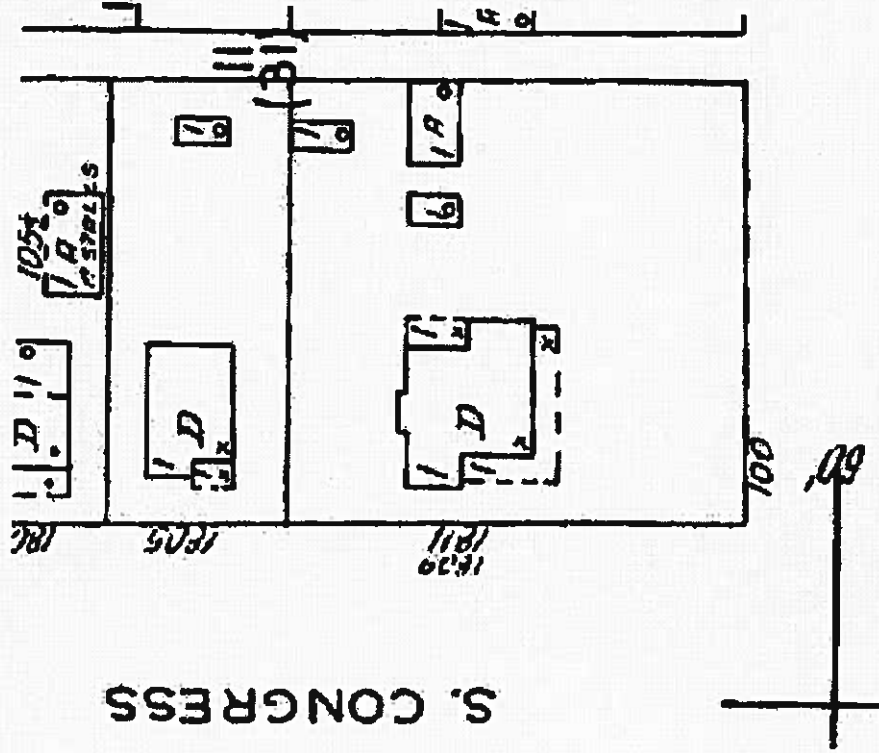


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2027 And More Old Street, Austin, Texas 78704
www.antenoraarchitects.com

1935 Sanborn Map

- Last appearance of this structure as a dwelling.
- Acquisition of adjoining lot.
- Change of Address.
- Features to Note:
 - Continuous Porch along South elevation remains.
 - Projection from North elevation unchanged.
 - East elevation modified to provide outdoor covered area at North corner.
 - Stable at the rear of the lot now three separate outbuildings. Original appears to have been replaced.
- Age of Structure: 28 years



1811 South Congress Avenue

Historic Landmark Commission Hearing

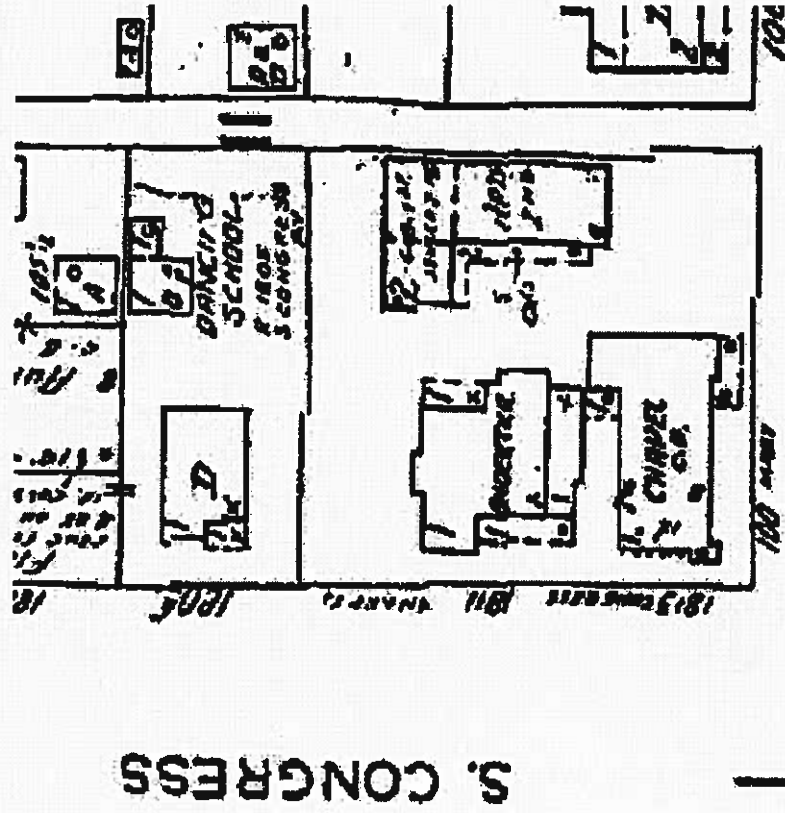


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2007 West River Road, Suite 100, Tampa, FL 33607
Phone: 813.281.1000 Fax: 813.281.1001

1935 Sanborn Map (Updated in 1962)

- Last Sanborn Map on record for Austin.
- First appearance of this structure as 'Undertaker.;
- Features to Note:
 - Chapel addition to South.
 - Garage / Apartments added replace previous three outbuildings.
 - Porch along South elevation now enclosed.
 - East elevation extended at South corner.
- Age of Structure: 50 years



1811 South Congress Avenue

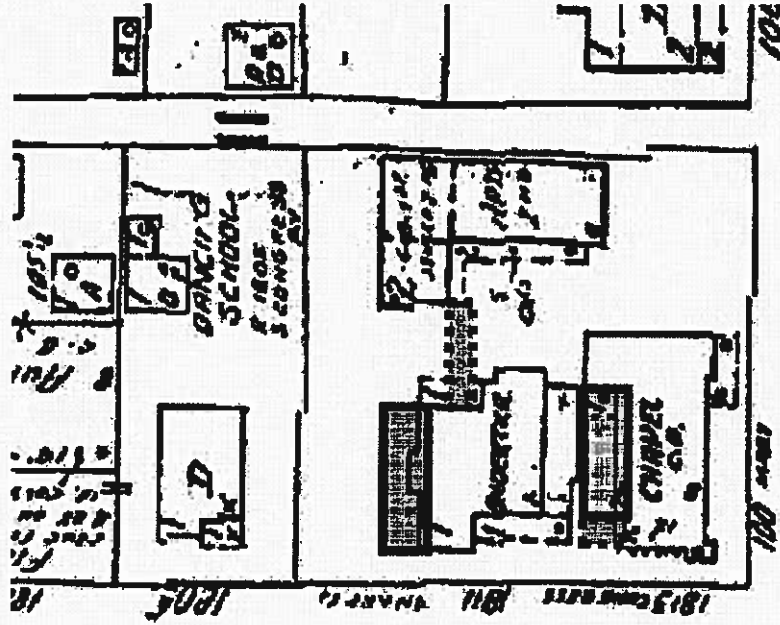
Historic Lattin Park Commission, Healing



antenora architects llp

2007 Award from the National Society of Architectural Historians
for the restoration of the historic Lattin Park Commission, Healing

S. CONGRESS



1973 'Addition'

- Features to Note:
 - Extension of North wall 10'. Original North wall demolished.
 - Enclosure of space between Chapel addition to South.
 - Original South wall demolished.
 - Garage / Apartments connected to attic through former dormer.
 - Porch along South elevation now enclosed.
 - East elevation extended at South corner.
- Age of Structure: 70 years

1811 South Congress Avenue

Historic Landmark Commission File # 1811

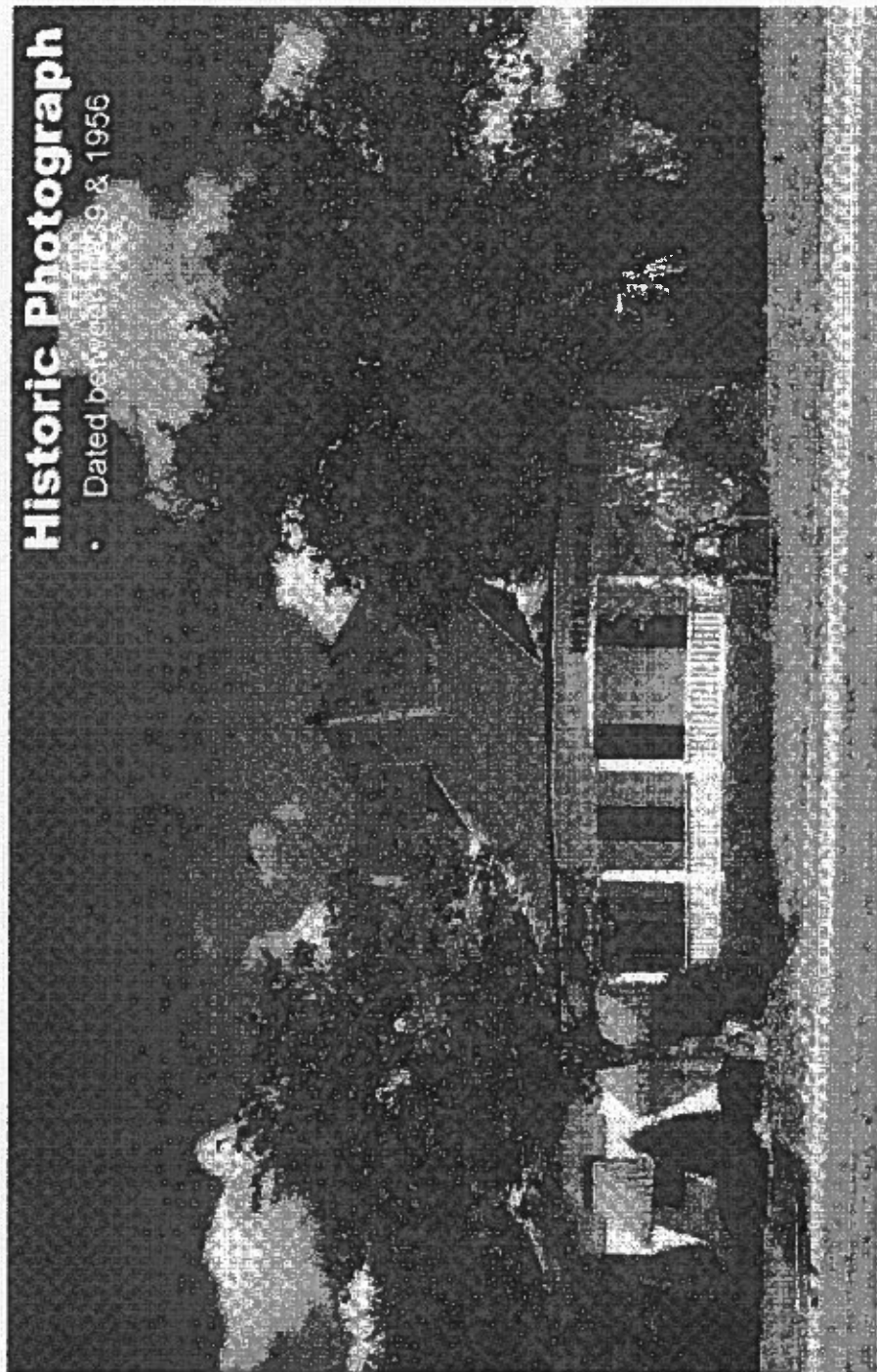


antenora architects llp

2007 Antena Blvd, Suite 100, Dallas, Texas 75202
Phone: 214.444.1111 Fax: 214.444.1112

Historic Photograph

- Dated between 1939 & 1956



1811 South Congress Avenue

Historic Landmark Commission-Heating

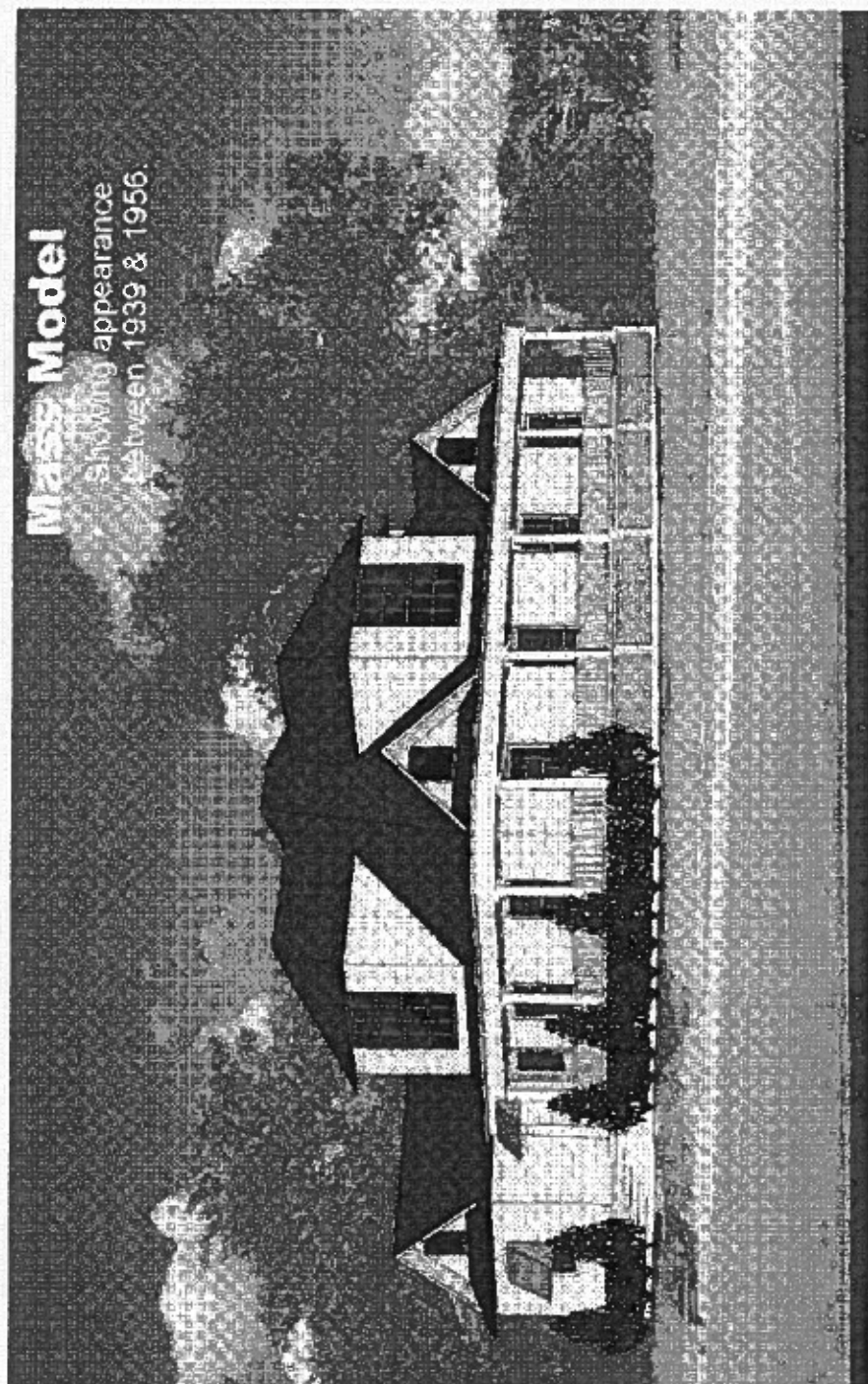


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2007 West 5th Ave. Suite 400, Austin, Texas 78704
Phone: 512.444.1335 Fax: 512.444.1336 antenoraarchitects.com

Mass Model

Showing appearance
between 1939 & 1956.



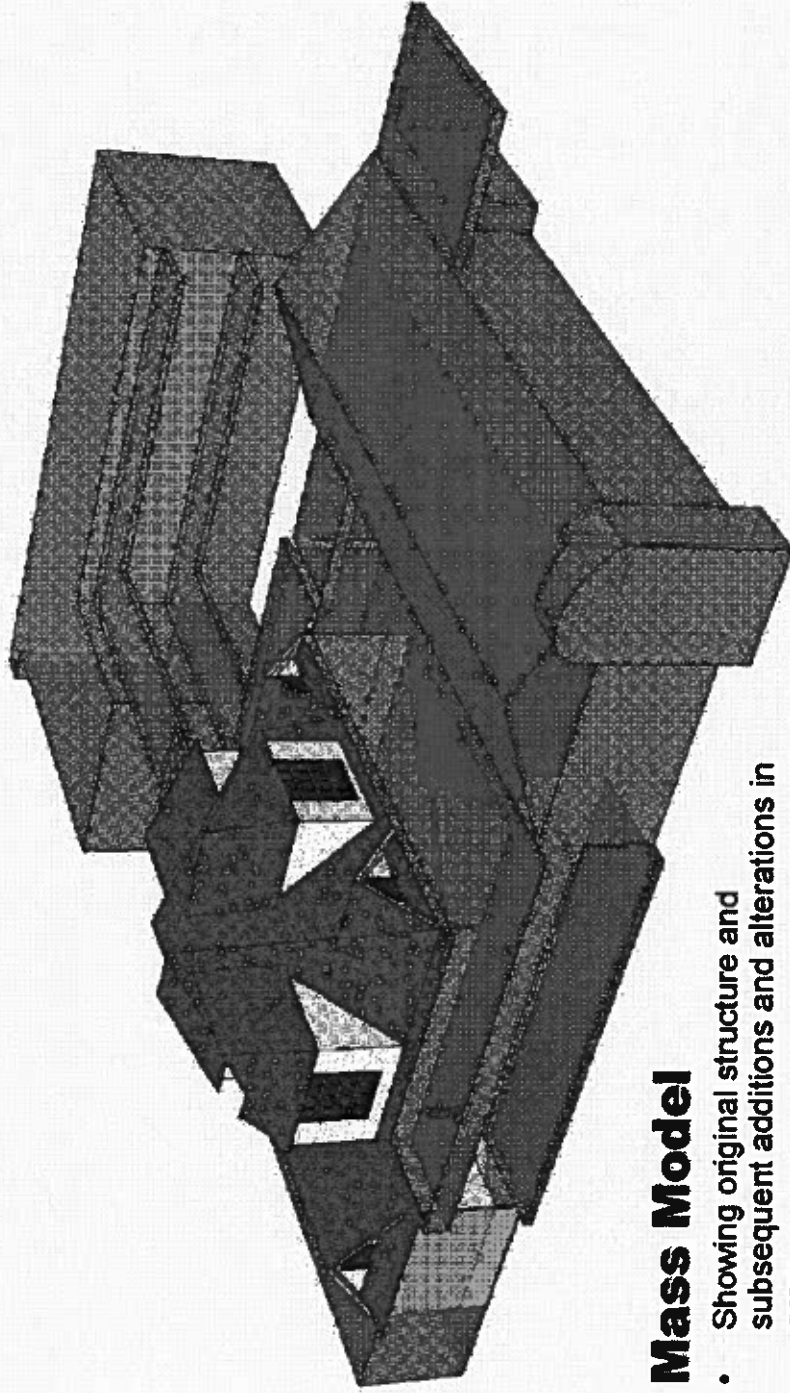
1811 South Congress Avenue

Historic Landmark Commission Hearing



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Mass Model

- Showing original structure and subsequent additions and alterations in gray.
- View from intersection of South Congress & Mary Street.

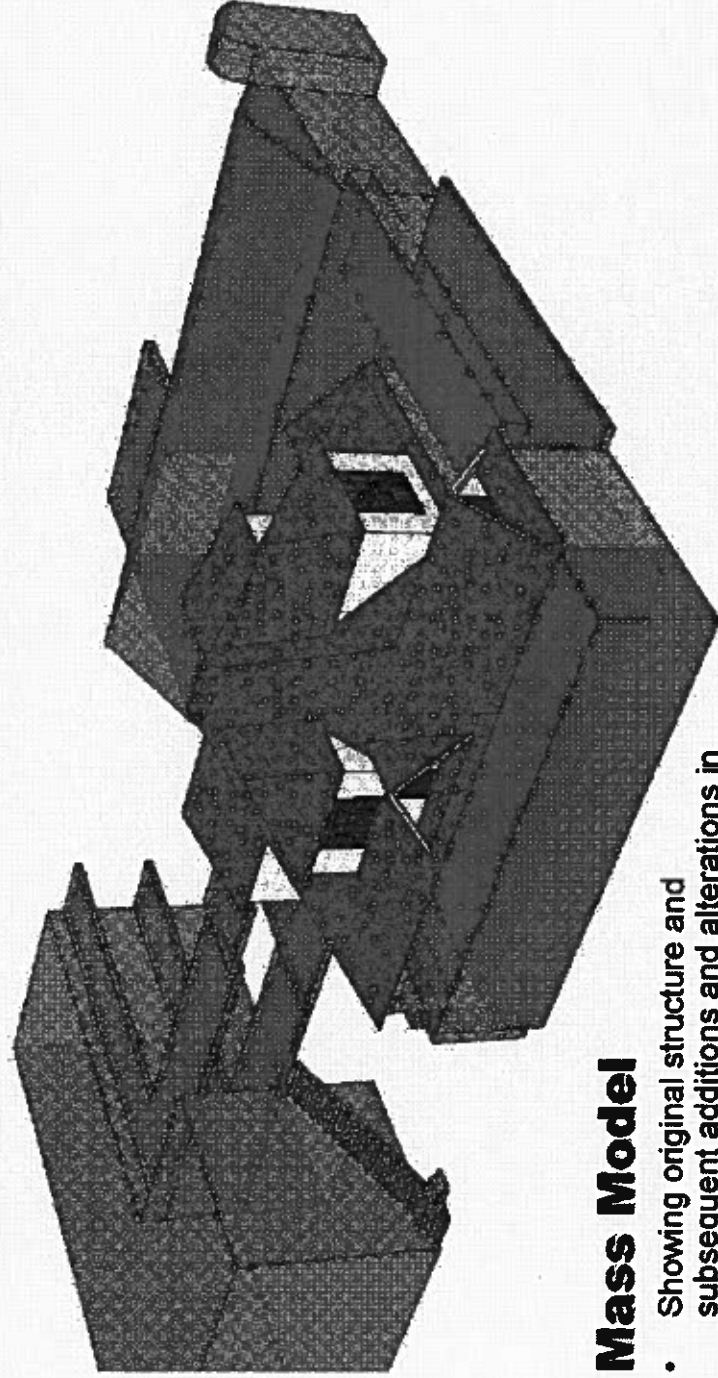
1811 South Congress Avenue

Historic Landmark Commission Hearing



antenoraarchitects llp

2009 West 10th Ave, Suite 1000, Denver, CO 80202
 Phone: 303.441.1000 | Fax: 303.441.1001 | www.antenoraarchitects.com



Mass Model

- Showing original structure and subsequent additions and alterations in gray.
- Aerial view from North

1811 South Congress Avenue

Historic Landmark Commission Hearing

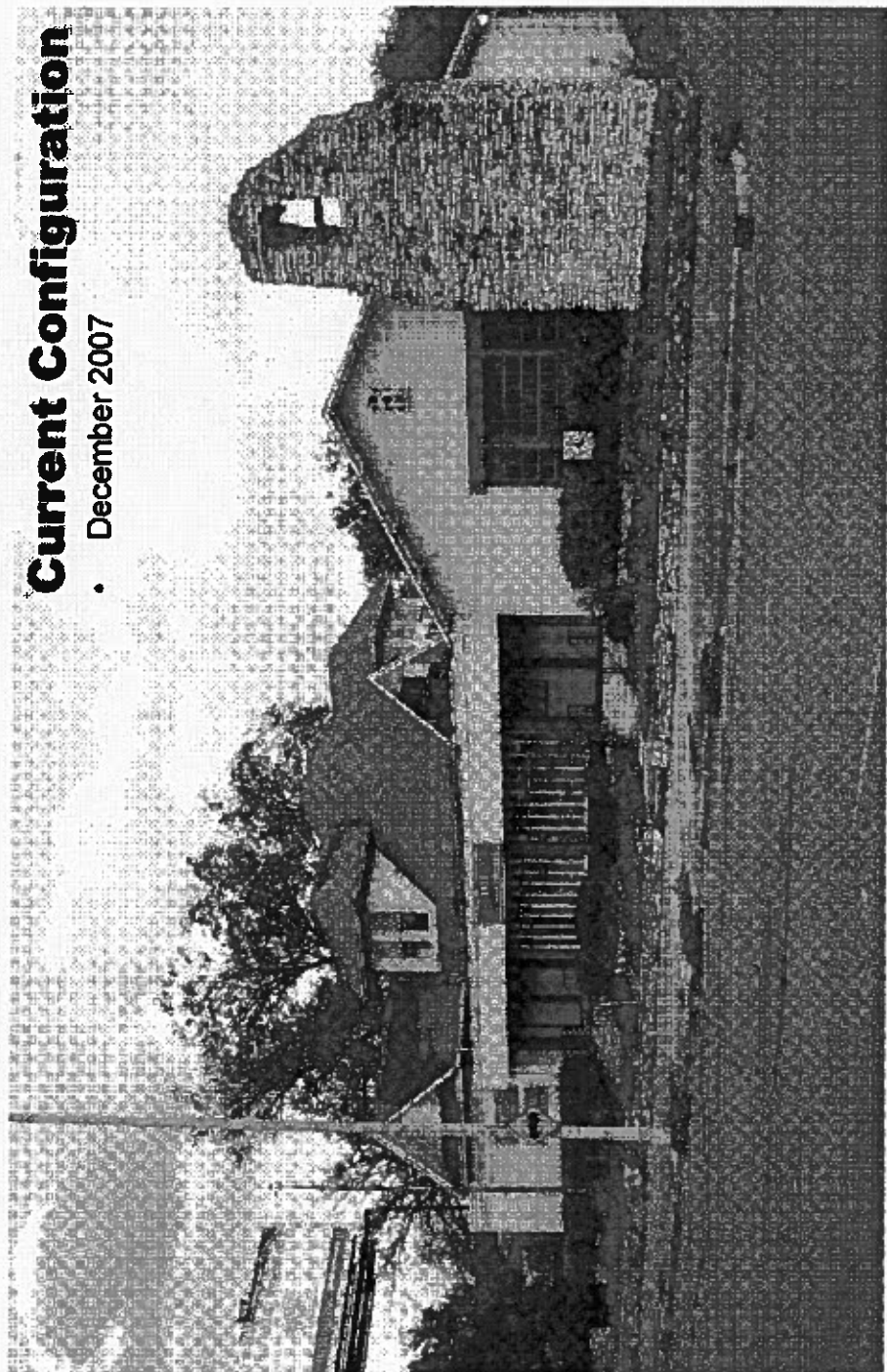


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2001 West Oak Ridge Avenue, Suite 200, Dallas, Texas 75201
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Current Configuration

• December 2007



1811 South Congress Avenue

Historic Landmark Commission Hearing



antenoraarchitects llp

2007 Award for Historic Preservation
1811 South Congress Avenue, Suite 200
Austin, Texas 78704
512.476.1111
www.antenoraarchitects.com

In Conclusion:

- Lacking the association of any individual of lasting significance and contribution to the City of Austin and it's history with this property and;
- Given the 100 year history of incremental revision and dramatic demolition of the fabric of the original structure, such that;
- To propose preservation of the remaining fabric could be graciously characterized as conjectural reconstruction and could rightfully constitute an outright fabrication.
- We therefore respectfully submit that authorization for its demolition be granted.



1811 South Congress Avenue

Historic Landmark Commission Hearing



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